

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

June 12, 2024

**BOARD OF SUPERVISORS
BUDGET WORKSHOP
AGENDA**

TSR

COMMUNITY DEVELOPMENT DISTRICT

**AGENDA
LETTER**

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

June 5, 2024

Board of Supervisors
TSR Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Workshop on June 12, 2024 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Discussion: Fiscal Year 2024/2025 Proposed Budget
4. UPCOMING MEETING DATES
 - June 12, 2024 at 6:00 PM
 - July 10, 2024 at 6:00 PM

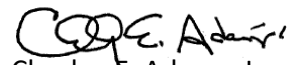
○ QUORUM CHECK

SEAT 1	DAVID DEENIHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	FRANK STALZER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KAREN ANDERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MATT BRUNO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY COMELLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

5. Supervisors' Requests
6. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**TSR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
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**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 4,415,306				\$ 4,801,378
Assessment levy: on-roll - gross trash	373,974				373,974
Allowable discounts (4%)	(191,571)				(207,014)
Assessment levy: on-roll - net	4,597,709	\$4,602,692	\$ -	\$ 4,602,692	4,968,338
Trash collection assessments	17,465	3,071	14,394	17,465	17,465
Commerical shared costs	120,191	59,375	-	59,375	123,324
Program revenue	14,000	7,980	12,000	19,980	20,000
Interest	2,500	15,002	-	15,002	2,500
Specialty program revenue	6,000	-	-	-	6,000
Miscellaneous-rental revenue	17,000	39,159	8,500	47,659	17,000
Total revenues	4,774,865	4,727,279	34,894	4,762,173	5,154,627
EXPENDITURES					
Professional & administrative					
Supervisors	10,200	3,875	6,325	10,200	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	6,594	17,000	23,594	25,000
Engineering	20,000	19,075	5,000	24,075	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	35,000	29,631	5,369	35,000	35,000
Telephone	250	125	125	250	250
Postage	1,500	820	1,000	1,820	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	582	1,500	2,082	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,800	6,690	-	6,690	6,900
Other current charges	2,000	826	1,000	1,826	2,000
Office supplies	750	385	350	735	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,786	99,347	-	99,347	103,507
Total professional & administrative	279,693	202,410	79,616	282,026	289,914

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,760,000	681,630	775,000	1,456,630	1,760,000
Landscape consulting	65,400	50,044	15,356	65,400	65,400
Landscape arbor care	155,000	11,223	143,777	155,000	155,000
Wetland maintenance	30,000	-	30,000	30,000	30,000
Wetland mitigation reporting	4,500	24,490	-	24,490	30,000
Lake maintenance	100,000	51,794	48,206	100,000	100,000
Community trash hauling	375,000	172,906	180,000	352,906	375,000
Off-duty traffic patrols	20,000	6,975	9,000	15,975	20,000
Wildhog removal	16,000	5,885	-	5,885	16,000
Repairs & maintenance					
Repairs - general	15,000	2,835	7,500	10,335	15,000
Operating supplies	13,000	11,933	8,000	19,933	20,000
Plant replacement	70,000	203,405	-	203,405	100,000
Mulch	200,000	32,834	110,000	142,834	125,000
Playground mulch	18,000	-	18,000	18,000	22,000
Sod	200,000	146,970	-	146,970	300,000
Fertilizer/chemicals	30,000	62,246	-	62,246	50,000
Irrigation repairs	30,000	71,255	30,000	101,255	100,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	-	1,500	1,500	1,500
Road & sidewalk	40,000	43,564	35,000	78,564	60,000
Common area signage	3,000	872	2,128	3,000	3,000
Bridge & deck maintenance	60,000	30,600	25,000	55,600	60,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	6,142	8,358	14,500	14,500
Streetlights	370,000	193,841	190,000	383,841	390,000
Irrigation - reclaimed water	70,000	30,585	39,415	70,000	70,000
Gas	450	446	4	450	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Recreation facilities					
Amenity management staff/contract	404,861	181,135	223,726	404,861	414,291
Office operations	128,780	69,357	59,423	128,780	128,780
Park A/C repairs and maintenance	5,000	1,179	3,821	5,000	5,000
Pool operations	79,194	48,661	30,533	79,194	95,000
Pest services	500	550	-	550	1,700
Insurance	69,706	83,819	-	83,819	90,000
Cable/internet/telephone/software	10,000	5,750	4,250	10,000	10,000
Access cards	2,000	250	1,750	2,000	1,000
Activities	30,000	21,893	8,107	30,000	30,000
Specialty programming	6,000	5,183	817	6,000	6,000
Recreational repairs	2,500	-	2,500	2,500	2,500
Pool signage	1,000	-	1,000	1,000	1,000
Holiday decorations	8,000	8,300	-	8,300	10,000
Other					
Capital outlay - splash pad refurb.	-	-	-	-	26,000
Contingency	55,680	1,943	53,737	55,680	25,000
Total field operations	<u>4,495,176</u>	<u>2,284,658</u>	<u>2,082,350</u>	<u>4,367,008</u>	<u>4,864,726</u>
Total expenditures	<u>4,774,869</u>	<u>2,487,068</u>	<u>2,161,966</u>	<u>4,649,034</u>	<u>5,154,640</u>
Net increase/(decrease) of fund balance	(4)	2,240,211	(2,127,072)	113,139	(13)
Fund balance - beginning (unaudited)	2,030,713	1,820,055	4,060,266	1,820,055	1,933,194
Fund balance - ending (projected)	<u>\$ 2,030,709</u>	<u>\$ 4,060,266</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,181</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,600
This covers 4 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	25,000
The District is currently engaged with Kutak Rock for the provision of general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	25,000
The District is currently under contract with Johnson Engineering to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Berger, Toombs, Elam, Gaines & Frank for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	35,000
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Legal advertising	1,000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	6,900
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District.	
Property appraiser & tax collector	103,507
Field operations	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,760,000
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	65,400
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	155,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Wetland maintenance	30,000
The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.	
Wetland mitigation reporting	30,000
The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.	
Lake maintenance	100,000
Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Solitude Lake Management for these services.	
Community trash hauling	375,000
Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.	
Off-duty traffic patrols	20,000
Allows for the hiring of an off duty FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.	
Wildhog removal	16,000
Provides for engaging a licensed and insured contractor for the periodic removal of wild hogs from District common areas.	
Repairs & maintenance	
Repairs - general	15,000
Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.	
Operating supplies	20,000
Represents estimated costs of supplies purchased for operating and maintaining common areas.	
Plant replacement	100,000
Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..	
Mulch	125,000
Represents supply and install costs for mulching of landscape common areas.	
Playground mulch	22,000
Represents the estimated costs to mulch the District playgrounds twice annually.	
Sod	300,000
Represents an aggressive initiative introduced in fiscal year 2022 to upgrade areas of Bahia sod to either Zoysia or Floratam sod. West Rangeland was completed in 2024 and it is anticipated that East Rangeland will be completed in 2025.	
Fertilizer/chemicals	50,000
Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.	
Irrigation repairs	100,000
The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Irrigation monitoring	2,280
The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	
Security/alarms/camera/repair	1,500
Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	
Road & sidewalk	60,000
Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	
Common area signage	3,000
Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	
Bridge & deck maintenance	60,000
Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	
Pressure washing	105,000
Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	
Utilities - common area	
Electric	14,500
Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	
Streetlights	390,000
Represents the cost of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	
Irrigation - reclaimed water	70,000
Represents current and estimated costs for reclaimed water supply services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	
Gas	450
Represents current and estimated gas services provided at the recreational facilities.	
Recreation facilities	
Amenity management staff/contract	414,291
The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2025 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	
Office Operations	128,780
Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool operations	95,000
Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	
Pest services	1,700
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	90,000
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	1,000
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.	
Specialty programming	6,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	2,500
Represents estimated costs for general repairs and maintenance of the District's	
Pool signage	1,000
Represents the replacement of miscellaneous signs located at the District's recreational facilities.	
Holiday decorations	10,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Capital Outlay- Splash Pad	26,000
Intended to cover the cost of refurbishing the Splash Pad.	
Contingency	25,000
Represents funds for unexpected expenses that the District could incur throughout the fiscal year and/or expenses that do not fit into any standard category.	
Total expenditures	<u><u>\$ 5,154,640</u></u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 657,391	\$ 3,708	\$ 661,099	661,099
Interest	50	29	21	50	50
Total revenues	661,149	657,420	3,729	661,149	661,149
EXPENDITURES					
Debt service					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	208,778	208,778	-	208,778	204,403
Interest - 5/1	204,403	-	208,778	208,778	199,809
Tax collector	13,773	13,133	640	13,773	13,773
Total expenditures	626,954	421,911	209,418	631,329	627,985
Excess/(deficiency) of revenues over/(under) expenditures	34,195	235,509	(205,689)	29,820	33,164
Beginning fund balance (unaudited)	1,151,276	1,159,871	1,395,380	1,159,871	1,189,691
Ending fund balance (projected)	<u>\$1,185,471</u>	<u>\$1,395,380</u>	<u>\$ 1,189,691</u>	<u>\$ 1,189,691</u>	<u>1,222,855</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2025					(220,000)
Interest expense - November 1, 2025					(199,809)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 172,790</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	210,000.00	4.375%	204,403.13	414,531.25	7,910,000.00
05/01/25	-		199,809.38	199,937.50	7,910,000.00
11/01/25	220,000.00	4.375%	199,809.38	419,937.50	7,690,000.00
05/01/26	-		194,996.88	195,125.00	7,690,000.00
11/01/26	230,000.00	5.000%	194,996.88	425,125.00	7,460,000.00
05/01/27	-		189,246.88	189,375.00	7,460,000.00
11/01/27	245,000.00	5.000%	189,246.88	434,375.00	7,215,000.00
05/01/28	-		183,121.88	183,250.00	7,215,000.00
11/01/28	255,000.00	5.000%	183,121.88	438,250.00	6,960,000.00
05/01/29	-		176,746.88	176,875.00	6,960,000.00
11/01/29	270,000.00	5.000%	176,746.88	446,875.00	6,690,000.00
05/01/30	-		169,996.88	170,125.00	6,690,000.00
11/01/30	280,000.00	5.000%	169,996.88	450,125.00	6,410,000.00
05/01/31	-		162,996.88	163,125.00	6,410,000.00
11/01/31	295,000.00	5.000%	162,996.88	458,125.00	6,115,000.00
05/01/32	-		155,621.88	155,750.00	6,115,000.00
11/01/32	310,000.00	5.000%	155,621.88	465,750.00	5,805,000.00
05/01/33	-		147,871.88	148,000.00	5,805,000.00
11/01/33	325,000.00	5.000%	147,871.88	473,000.00	5,480,000.00
05/01/34	-		139,746.88	139,875.00	5,480,000.00
11/01/34	345,000.00	5.000%	139,746.88	484,875.00	5,135,000.00
05/01/35	-		131,121.88	131,250.00	5,135,000.00
11/01/35	360,000.00	5.000%	131,121.88	491,250.00	4,775,000.00
05/01/36	-		122,121.88	122,250.00	4,775,000.00
11/01/36	380,000.00	5.000%	122,121.88	502,250.00	4,395,000.00
05/01/37	-		112,621.88	112,750.00	4,395,000.00
11/01/37	395,000.00	5.125%	112,621.88	507,750.00	4,000,000.00
05/01/38	-		102,500.00	102,628.13	4,000,000.00
11/01/38	415,000.00	5.125%	102,500.00	517,628.13	3,585,000.00
05/01/39	-		91,865.63	91,993.75	3,585,000.00
11/01/39	440,000.00	5.125%	91,865.63	531,993.75	3,145,000.00
05/01/40	-		80,590.63	80,718.75	3,145,000.00
11/01/40	460,000.00	5.125%	80,590.63	540,718.75	2,685,000.00
05/01/41	-		68,803.13	68,931.25	2,685,000.00
11/01/41	485,000.00	5.125%	68,803.13	553,931.25	2,200,000.00
05/01/42	-		56,375.00	56,503.13	2,200,000.00
11/01/42	510,000.00	5.125%	56,375.00	566,503.13	1,690,000.00
05/01/43	-		43,306.25	43,434.38	1,690,000.00
11/01/43	535,000.00	5.125%	43,306.25	578,434.38	1,155,000.00

TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
Total	8,120,000.00		5,352,759.55	13,483,268.79	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 692,988				\$ 692,988
Allowable discounts (4%)	(27,720)				(27,720)
Net assessment levy - on-roll	665,268	\$ 661,537	\$ 3,731	\$ 665,268	665,268
Interest	-	29	-	29	-
Total revenues	665,268	661,566	3,731	665,297	665,268
EXPENDITURES					
Debt service					
Principal - 11/1	190,000	190,000	-	190,000	200,000
Interest - 11/1	229,131	229,131	-	229,131	224,025
Interest - 5/1	224,025	-	229,131	229,131	218,650
Tax collector	13,860	13,218	642	13,860	13,860
Total expenditures	657,016	432,349	229,131	662,122	656,535
Excess/(deficiency) of revenues over/(under) expenditures	8,252	229,217	(225,400)	3,175	8,733
Beginning fund balance (unaudited)	1,117,752	1,126,440	1,355,657	1,126,440	1,129,615
Ending fund balance (projected)	<u>\$ 1,126,004</u>	<u>\$ 1,355,657</u>	<u>\$1,130,257</u>	<u>\$ 1,129,615</u>	<u>1,138,348</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2025					(210,000)
Interest expense - November 1, 2025					(218,650)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 59,248</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015A AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	200,000.00	5.375%	224,025.00	424,025.00	7,910,000.00
05/01/25	-		218,650.00	218,650.00	7,910,000.00
11/01/25	210,000.00	5.375%	218,650.00	428,650.00	7,700,000.00
05/01/26	-		213,006.25	213,006.25	7,700,000.00
11/01/26	220,000.00	5.375%	213,006.25	433,006.25	7,480,000.00
05/01/27	-		207,093.75	207,093.75	7,480,000.00
11/01/27	235,000.00	5.375%	207,093.75	442,093.75	7,245,000.00
05/01/28	-		200,778.13	200,778.13	7,245,000.00
11/01/28	245,000.00	5.375%	200,778.13	445,778.13	7,000,000.00
05/01/29	-		194,193.75	194,193.75	7,000,000.00
11/01/29	260,000.00	5.375%	194,193.75	454,193.75	6,740,000.00
05/01/30	-		187,206.25	187,206.25	6,740,000.00
11/01/30	275,000.00	5.375%	187,206.25	462,206.25	6,465,000.00
05/01/31	-		179,815.63	179,815.63	6,465,000.00
11/01/31	290,000.00	5.375%	179,815.63	469,815.63	6,175,000.00
05/01/32	-		172,021.88	172,021.88	6,175,000.00
11/01/32	305,000.00	5.375%	172,021.88	477,021.88	5,870,000.00
05/01/33	-		163,825.00	163,825.00	5,870,000.00
11/01/33	320,000.00	5.375%	163,825.00	483,825.00	5,550,000.00
05/01/34	-		155,225.00	155,225.00	5,550,000.00
11/01/34	340,000.00	5.375%	155,225.00	495,225.00	5,210,000.00
05/01/35	-		146,087.50	146,087.50	5,210,000.00
11/01/35	355,000.00	5.375%	146,087.50	501,087.50	4,855,000.00
05/01/36	-		136,546.88	136,546.88	4,855,000.00
11/01/36	375,000.00	5.625%	136,546.88	511,546.88	4,480,000.00
05/01/37	-		126,000.00	126,000.00	4,480,000.00
11/01/37	395,000.00	5.625%	126,000.00	521,000.00	4,085,000.00
05/01/38	-		114,890.63	114,890.63	4,085,000.00
11/01/38	420,000.00	5.625%	114,890.63	534,890.63	3,665,000.00
05/01/39	-		103,078.13	103,078.13	3,665,000.00
11/01/39	440,000.00	5.625%	103,078.13	543,078.13	3,225,000.00
05/01/40	-		90,703.13	90,703.13	3,225,000.00
11/01/40	465,000.00	5.625%	90,703.13	555,703.13	2,760,000.00
05/01/41	-		77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42	-		63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43	-		49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00

TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015A AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44	-		33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45	-		17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
Total	8,110,000.00		5,924,893.86	14,034,893.86	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 651,989	\$ 3,678	\$ 655,667	655,667
Interest	-	22	-	22	-
Total revenues	655,667	652,011	3,678	655,689	655,667
EXPENDITURES					
Debt service					
Principal - 11/1	210,000	210,000	-	210,000	220,000
Interest - 11/1	214,388	214,387	1	214,388	210,188
Interest - 5/1	210,188	-	210,188	210,188	205,788
Tax collector	13,660	13,025	635	13,660	13,660
Total expenditures	648,236	437,412	210,824	648,236	649,636
Excess/(deficiency) of revenues over/(under) expenditures	7,431	214,599	(207,146)	7,453	6,031
Beginning fund balance (unaudited)	949,251	961,795	1,176,394	961,795	969,248
Ending fund balance (projected)	<u>\$ 956,682</u>	<u>\$ 1,176,394</u>	<u>\$ 969,248</u>	<u>\$ 969,248</u>	<u>975,279</u>
Use of fund balance:					
Debt service reserve account balance (required)					(482,081)
Principal expense - November 1, 2025					(230,000)
Interest expense - November 1, 2025					(205,788)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 57,410</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	220,000.00	4.000%	210,187.50	430,187.50	8,860,000.00
05/01/25			205,787.50	205,787.50	8,860,000.00
11/01/25	230,000.00	4.000%	205,787.50	435,787.50	8,630,000.00
05/01/26			201,187.50	201,187.50	8,630,000.00
11/01/26	235,000.00	4.000%	201,187.50	436,187.50	8,395,000.00
05/01/27			196,487.50	196,487.50	8,395,000.00
11/01/27	245,000.00	4.000%	196,487.50	441,487.50	8,150,000.00
05/01/28			191,587.50	191,587.50	8,150,000.00
11/01/28	255,000.00	4.625%	191,587.50	446,587.50	7,895,000.00
05/01/29			185,690.63	185,690.63	7,895,000.00
11/01/29	270,000.00	4.625%	185,690.63	455,690.63	7,625,000.00
05/01/30			179,446.88	179,446.88	7,625,000.00
11/01/30	280,000.00	4.625%	179,446.88	459,446.88	7,345,000.00
05/01/31			172,971.88	172,971.88	7,345,000.00
11/01/31	295,000.00	4.625%	172,971.88	467,971.88	7,050,000.00
05/01/32			166,150.00	166,150.00	7,050,000.00
11/01/32	305,000.00	4.625%	166,150.00	471,150.00	6,745,000.00
05/01/33			159,096.88	159,096.88	6,745,000.00
11/01/33	320,000.00	4.625%	159,096.88	479,096.88	6,425,000.00
05/01/34			151,696.88	151,696.88	6,425,000.00
11/01/34	335,000.00	4.625%	151,696.88	486,696.88	6,090,000.00
05/01/35			143,950.00	143,950.00	6,090,000.00
11/01/35	350,000.00	4.625%	143,950.00	493,950.00	5,740,000.00
05/01/36			135,856.25	135,856.25	5,740,000.00
11/01/36	365,000.00	4.625%	135,856.25	500,856.25	5,375,000.00
05/01/37			127,415.63	127,415.63	5,375,000.00
11/01/37	385,000.00	4.625%	127,415.63	512,415.63	4,990,000.00
05/01/38			118,512.50	118,512.50	4,990,000.00
11/01/38	400,000.00	4.750%	118,512.50	518,512.50	4,590,000.00
05/01/39			109,012.50	109,012.50	4,590,000.00
11/01/39	420,000.00	4.750%	109,012.50	529,012.50	4,170,000.00
05/01/40			99,037.50	99,037.50	4,170,000.00
11/01/40	440,000.00	4.750%	99,037.50	539,037.50	3,730,000.00
05/01/41			88,587.50	88,587.50	3,730,000.00
11/01/41	460,000.00	4.750%	88,587.50	548,587.50	3,270,000.00
05/01/42			77,662.50	77,662.50	3,270,000.00
11/01/42	485,000.00	4.750%	77,662.50	562,662.50	2,785,000.00
05/01/43			66,143.75	66,143.75	2,785,000.00
11/01/43	505,000.00	4.750%	66,143.75	571,143.75	2,280,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
Total	9,080,000.00		6,039,912.56	15,119,912.56	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 813,822	\$ 4,590	\$ 818,412	818,412
Interest	-	23	-	23	-
Total revenues	818,412	813,845	4,590	818,435	818,412
EXPENDITURES					
Debt service					
Principal - 11/1	250,000	250,000	-	250,000	260,000
Interest - 11/1	273,375	273,375	-	273,375	268,844
Interest - 5/1	268,844	-	268,844	268,844	263,481
Tax collector	17,050	16,258	792	17,050	17,050
Total expenditures	809,269	539,633	269,636	809,269	809,375
Excess/(deficiency) of revenues over/(under) expenditures	9,143	274,212	(265,046)	9,166	9,037
Beginning fund balance (unaudited)	960,691	971,348	1,245,560	971,348	980,514
Ending fund balance (projected)	<u>\$ 969,834</u>	<u>\$ 1,245,560</u>	<u>\$ 980,514</u>	<u>\$ 980,514</u>	<u>989,551</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2025					(270,000)
Interest expense - November 1, 2025					(263,481)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 52,907</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	260,000.00	4.125%	268,843.75	528,843.75	11,350,000.00
05/01/25			263,481.25	263,481.25	11,350,000.00
11/01/25	270,000.00	4.125%	263,481.25	533,481.25	11,080,000.00
05/01/26			257,912.50	257,912.50	11,080,000.00
11/01/26	285,000.00	4.125%	257,912.50	542,912.50	10,795,000.00
05/01/27			252,034.38	252,034.38	10,795,000.00
11/01/27	295,000.00	4.125%	252,034.38	547,034.38	10,500,000.00
05/01/28			245,950.00	245,950.00	10,500,000.00
11/01/28	305,000.00	4.125%	245,950.00	550,950.00	10,195,000.00
05/01/29			239,659.38	239,659.38	10,195,000.00
11/01/29	320,000.00	4.625%	239,659.38	559,659.38	9,875,000.00
05/01/30			232,259.38	232,259.38	9,875,000.00
11/01/30	335,000.00	4.625%	232,259.38	567,259.38	9,540,000.00
05/01/31			224,512.50	224,512.50	9,540,000.00
11/01/31	350,000.00	4.625%	224,512.50	574,512.50	9,190,000.00
05/01/32			216,418.75	216,418.75	9,190,000.00
11/01/32	365,000.00	4.625%	216,418.75	581,418.75	8,825,000.00
05/01/33			207,978.13	207,978.13	8,825,000.00
11/01/33	385,000.00	4.625%	207,978.13	592,978.13	8,440,000.00
05/01/34			199,075.00	199,075.00	8,440,000.00
11/01/34	400,000.00	4.625%	199,075.00	599,075.00	8,040,000.00
05/01/35			189,825.00	189,825.00	8,040,000.00
11/01/35	420,000.00	4.625%	189,825.00	609,825.00	7,620,000.00
05/01/36			180,112.50	180,112.50	7,620,000.00
11/01/36	440,000.00	4.625%	180,112.50	620,112.50	7,180,000.00
05/01/37			169,937.50	169,937.50	7,180,000.00
11/01/37	460,000.00	4.625%	169,937.50	629,937.50	6,720,000.00
05/01/38			159,300.00	159,300.00	6,720,000.00
11/01/38	480,000.00	4.625%	159,300.00	639,300.00	6,240,000.00
05/01/39			148,200.00	148,200.00	6,240,000.00
11/01/39	500,000.00	4.750%	148,200.00	648,200.00	5,740,000.00
05/01/40			136,325.00	136,325.00	5,740,000.00
11/01/40	525,000.00	4.750%	136,325.00	661,325.00	5,215,000.00
05/01/41			123,856.25	123,856.25	5,215,000.00
11/01/41	550,000.00	4.750%	123,856.25	673,856.25	4,665,000.00
05/01/42			110,793.75	110,793.75	4,665,000.00
11/01/42	575,000.00	4.750%	110,793.75	685,793.75	4,090,000.00
05/01/43			97,137.50	97,137.50	4,090,000.00
11/01/43	605,000.00	4.750%	97,137.50	702,137.50	3,485,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
Total	11,610,000.00		8,089,956.29	19,699,956.29	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 650,794	\$ 3,672	\$ 654,466	654,466
Interest	-	19	-	19	-
Total revenues	654,466	650,813	3,672	654,485	654,466
EXPENDITURES					
Debt service					
Principal - 11/1	175,000	175,000	-	175,000	185,000
Interest - 11/1	231,022	231,022	-	231,022	227,522
Interest - 5/1	227,522	-	227,522	227,522	223,822
Tax collector	13,635	13,001	634	13,635	13,635
Total expenditures	647,179	419,023	228,156	647,179	649,979
Excess/(deficiency) of revenues over/(under) expenditures	7,287	231,790	(224,484)	7,306	4,487
Beginning fund balance (unaudited)	746,085	754,607	986,397	754,607	761,913
Ending fund balance (projected)	<u>\$ 753,372</u>	<u>\$ 986,397</u>	<u>\$ 761,913</u>	<u>\$ 761,913</u>	<u>766,400</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2025					(190,000)
Interest expense - November 1, 2025					(223,822)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 32,212</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	185,000.00	4.000%	227,521.88	412,521.88	8,935,000.00
05/01/25			223,821.88	223,821.88	8,935,000.00
11/01/25	190,000.00	4.500%	223,821.88	413,821.88	8,745,000.00
05/01/26			219,546.88	219,546.88	8,745,000.00
11/01/26	200,000.00	4.500%	219,546.88	419,546.88	8,545,000.00
05/01/27			215,046.88	215,046.88	8,545,000.00
11/01/27	210,000.00	4.500%	215,046.88	425,046.88	8,335,000.00
05/01/28			210,321.88	210,321.88	8,335,000.00
11/01/28	220,000.00	4.500%	210,321.88	430,321.88	8,115,000.00
05/01/29			205,371.88	205,371.88	8,115,000.00
11/01/29	225,000.00	4.500%	205,371.88	430,371.88	7,890,000.00
05/01/30			200,309.38	200,309.38	7,890,000.00
11/01/30	240,000.00	5.000%	200,309.38	440,309.38	7,650,000.00
05/01/31			194,309.38	194,309.38	7,650,000.00
11/01/31	250,000.00	5.000%	194,309.38	444,309.38	7,400,000.00
05/01/32			188,059.38	188,059.38	7,400,000.00
11/01/32	260,000.00	5.000%	188,059.38	448,059.38	7,140,000.00
05/01/33			181,559.38	181,559.38	7,140,000.00
11/01/33	275,000.00	5.000%	181,559.38	456,559.38	6,865,000.00
05/01/34			174,684.38	174,684.38	6,865,000.00
11/01/34	290,000.00	5.000%	174,684.38	464,684.38	6,575,000.00
05/01/35			167,434.38	167,434.38	6,575,000.00
11/01/35	305,000.00	5.000%	167,434.38	472,434.38	6,270,000.00
05/01/36			159,809.38	159,809.38	6,270,000.00
11/01/36	320,000.00	5.000%	159,809.38	479,809.38	5,950,000.00
05/01/37			151,809.38	151,809.38	5,950,000.00
11/01/37	335,000.00	5.000%	151,809.38	486,809.38	5,615,000.00
05/01/38			143,434.38	143,434.38	5,615,000.00
11/01/38	350,000.00	5.000%	143,434.38	493,434.38	5,265,000.00
05/01/39			134,684.38	134,684.38	5,265,000.00
11/01/39	370,000.00	5.000%	134,684.38	504,684.38	4,895,000.00
05/01/40			125,434.38	125,434.38	4,895,000.00
11/01/40	385,000.00	5.125%	125,434.38	510,434.38	4,510,000.00
05/01/41			115,568.75	115,568.75	4,510,000.00
11/01/41	405,000.00	5.125%	115,568.75	520,568.75	4,105,000.00
05/01/42			105,190.63	105,190.63	4,105,000.00
11/01/42	430,000.00	5.125%	105,190.63	535,190.63	3,675,000.00
05/01/43			94,171.88	94,171.88	3,675,000.00
11/01/43	450,000.00	5.125%	94,171.88	544,171.88	3,225,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
Total	9,120,000.00		7,251,103.36	16,371,103.36	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 336,312	\$ 892	\$ 337,204	337,204
Interest	-	10	-	10	-
Total revenues	337,204	336,322	892	337,214	337,204
EXPENDITURES					
Debt service					
Principal - 11/1	115,000	115,000	-	115,000	120,000
Interest - 11/1	106,125	106,125	-	106,125	104,400
Interest - 5/1	104,400	-	104,400	104,400	102,600
Tax collector	7,025	7,699	-	7,699	7,025
Total expenditures	332,550	228,824	104,400	333,224	334,025
Excess/(deficiency) of revenues over/(under) expenditures	4,654	107,498	(103,508)	3,990	3,179
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	4,654	107,494	(103,508)	3,986	3,179
Beginning fund balance (unaudited)	399,515	403,901	511,395	403,901	407,887
Ending fund balance (projected)	\$ 404,169	\$ 511,395	\$ 407,887	\$ 407,887	411,066
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2025					(125,000)
Interest expense - November 1, 2025					(102,600)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 18,366

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	120,000.00	3.000%	104,400.00	224,400.00	5,255,000.00
05/01/25			102,600.00	102,600.00	5,255,000.00
11/01/25	125,000.00	3.375%	102,600.00	227,600.00	5,130,000.00
05/01/26			100,490.63	100,490.63	5,130,000.00
11/01/26	125,000.00	3.375%	100,490.63	225,490.63	5,005,000.00
05/01/27			98,381.25	98,381.25	5,005,000.00
11/01/27	130,000.00	3.375%	98,381.25	228,381.25	4,875,000.00
05/01/28			96,187.50	96,187.50	4,875,000.00
11/01/28	135,000.00	3.375%	96,187.50	231,187.50	4,740,000.00
05/01/29			93,909.38	93,909.38	4,740,000.00
11/01/29	140,000.00	3.375%	93,909.38	233,909.38	4,600,000.00
05/01/30			91,546.88	91,546.88	4,600,000.00
11/01/30	145,000.00	3.375%	91,546.88	236,546.88	4,455,000.00
05/01/31			89,100.00	89,100.00	4,455,000.00
11/01/31	150,000.00	4.000%	89,100.00	239,100.00	4,305,000.00
05/01/32			86,100.00	86,100.00	4,305,000.00
11/01/32	155,000.00	4.000%	86,100.00	241,100.00	4,150,000.00
05/01/33			83,000.00	83,000.00	4,150,000.00
11/01/33	160,000.00	4.000%	83,000.00	243,000.00	3,990,000.00
05/01/34			79,800.00	79,800.00	3,990,000.00
11/01/34	170,000.00	4.000%	79,800.00	249,800.00	3,820,000.00
05/01/35			76,400.00	76,400.00	3,820,000.00
11/01/35	175,000.00	4.000%	76,400.00	251,400.00	3,645,000.00
05/01/36			72,900.00	72,900.00	3,645,000.00
11/01/36	180,000.00	4.000%	72,900.00	252,900.00	3,465,000.00
05/01/37			69,300.00	69,300.00	3,465,000.00
11/01/37	190,000.00	4.000%	69,300.00	259,300.00	3,275,000.00
05/01/38			65,500.00	65,500.00	3,275,000.00
11/01/38	195,000.00	4.000%	65,500.00	260,500.00	3,080,000.00
05/01/39			61,600.00	61,600.00	3,080,000.00
11/01/39	205,000.00	4.000%	61,600.00	266,600.00	2,875,000.00
05/01/40			57,500.00	57,500.00	2,875,000.00
11/01/40	215,000.00	4.000%	57,500.00	272,500.00	2,660,000.00
05/01/41			53,200.00	53,200.00	2,660,000.00
11/01/41	220,000.00	4.000%	53,200.00	273,200.00	2,440,000.00
05/01/42			48,800.00	48,800.00	2,440,000.00
11/01/42	230,000.00	4.000%	48,800.00	278,800.00	2,210,000.00
05/01/43			44,200.00	44,200.00	2,210,000.00
11/01/43	240,000.00	4.000%	44,200.00	284,200.00	1,970,000.00

**TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
Total	5,375,000.00		3,372,831.28	8,747,831.28	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

		Projected Fiscal Year 2024				Fiscal Year 2023 Total
Number of Units	Unit Type	O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	1,854.53	158.80	901.00	2,914.33	2,765.21
60	SF 40'	1,854.53	158.80	1,201.00	3,214.33	3,065.21
35	SF 45'	1,854.53	158.80	1,201.00	3,214.33	3,065.21
85	SF 50'	1,854.53	158.80	1,501.00	3,514.33	3,365.21
90	SF 55'	1,854.53	158.80	1,501.00	3,514.33	3,365.21
101	SF 65'	1,854.53	158.80	1,726.00	3,739.33	3,590.21
45	SF 75'	1,854.53	158.80	1,877.00	3,890.33	3,741.21
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477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,854.53	158.80	1,343.00	3,356.33	3,207.21
240	SF 52'	1,854.53	158.80	1,343.00	3,356.33	3,207.21
77	SF 62'	1,854.53	158.80	1,343.00	3,356.33	3,207.21
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518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,854.53	158.80	901.00	2,914.33	2,765.21
58	SF 34'	1,854.53	158.80	1,021.00	3,034.33	2,885.21
29	SF 40'	1,854.53	158.80	1,201.00	3,214.33	3,065.21
114	SF 45'	1,854.53	158.80	1,201.00	3,214.33	3,065.21
68	SF 50'	1,854.53	158.80	1,501.00	3,514.33	3,365.21
107	SF 55'	1,854.53	158.80	1,501.00	3,514.33	3,365.21
93	SF 65'	1,854.53	158.80	1,726.00	3,739.33	3,590.21
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501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,854.53	158.80	1,319.00	3,332.33	3,183.21
25	SF 45'	1,854.53	158.80	1,319.00	3,332.33	3,183.21
23	SF 50'	1,854.53	158.80	1,649.00	3,662.33	3,513.21
24	SF 55'	1,854.53	158.80	1,649.00	3,662.33	3,513.21
208	SF 65'	1,854.53	158.80	1,897.00	3,910.33	3,761.21
141	SF 75'	1,854.53	158.80	2,062.00	4,075.33	3,926.21
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464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,854.53	158.80	1,325.00	3,338.33	3,189.21
137	SF 55'	1,854.53	158.80	1,655.00	3,668.33	3,519.21
200	SF 65'	1,854.53	158.80	1,904.00	3,917.33	3,768.21
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393						

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

		Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>	Unit Type					
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	1,854.53	158.80	1,184.00	3,197.33	3,048.21
50	SF 40'	1,854.53	158.80	1,393.00	3,406.33	3,257.21
110	SF 50'	1,854.53	158.80	1,742.00	3,755.33	3,606.21
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

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TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
<i>*Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023*	Regular Meeting	6:00 PM
November 8, 2023	Regular Meeting	6:00 PM
December 13, 2023 CANCELED	Regular Meeting	6:00 PM
January 10, 2024	Workshop	4:00 PM
January 10, 2024	Regular Meeting	6:00 PM
February 14, 2024	Regular Meeting	6:00 PM
March 13, 2024	Regular Meeting	6:00 PM
April 10, 2024	Regular Meeting	6:00 PM
May 8, 2024	Regular Meeting	6:00 PM
June 12, 2024	Budget Workshop	4:00 PM
June 12, 2024	Regular Meeting	6:00 PM
July 10, 2024	Regular Meeting	6:00 PM
August 14, 2024	Public Hearing & Regular Meeting	6:00 PM
September 11, 2024	Regular Meeting	6:00 PM